



City of Santa Barbara

2014 Draft Action Plan



Westside Community Center Lighting Improvements 2012 Program Year

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Santa Barbara's 2010-2014 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2014 as part of the strategy.

The 2014 Annual Action Plan includes application for funds under two different HUD formula programs (Community Development Block Grant and the HOME Investment Partnership Program). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2014 to approximately \$1.68 million.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The 2010-14 Consolidated Plan (Tables 2A & 2B) identified the City's priority needs and activities, from which the following Housing and Community Development Objectives and Outcomes are based:

DH-1 Availability/Accessibility for the Purpose of Providing Decent Housing

The Housing Rehabilitation Loan Program will provide emergency rehabilitation of substandard low to moderate-income single-family units on an as-needed basis. The Housing Authority will renovate housing units owned by the Housing Authority. In addition, the City will support the Fair Housing Enforcement Program, Rental Housing Mediation Task Force, Legal Aid Foundation, and policies that help to overcome barriers to affordable housing.

DH-2 Affordability for the Purpose of providing Decent Housing

The City will combine funds from various sources including the HOME, private banks, and public housing development to create new housing. The Housing Rehabilitation Loan Program will rehabilitate substandard low- to moderate-income multi-unit housing. In addition, HOME funds (including program income) will be used to provide Tenant Based Rental Assistance or Security Deposit loans.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

The City will support programs which provide emergency shelter and transitional housing for homeless persons, prevent individuals and families from becoming homeless, help homeless persons to transition to permanent housing, and provide permanent supportive housing.

SL-3 Sustainability for the Purpose of Creating Suitable Living Environments

The City will rehabilitate, or make improvements to, neighborhood centers, service provider's facilities and public facilities.

EO-2 Affordability for the Purpose of Creating Economic Opportunities

The City will continue to support the Community Development Loan Fund to provide small business loans to persons who do not qualify for conventional bank loans. The City will also provide scholarship funds to low-income persons for Self Employment Training classes.

3. Evaluation of past performance

The 2014 Annual Action Plan is the fifth for Santa Barbara's 2010-2014 Consolidated Plan. To date the City is on target to meet the majority of the goals established for the fourth year of the five-year plan.

Due to decreased demand, and staff reductions, the Housing Rehabilitation Loan Program is being gradually phased out. The Consolidated Annual Performance and Evaluation Report will provide in-depth analysis of the City's performance during program year 2013.

4. Summary of citizen participation process and consultation process

In accordance with the City's Citizen Participation Plan, elements of the 2014 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan.

The Community Development and Human Services Committee (CDHSC) consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. The CDHSC served as the initial conduit for information-gathering and plan review for this year's Action Plan. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized in the local newspapers.

Key Dates

September 24, 2013: Public Hearing with CDHSC to solicit input on housing, social service and non-housing community development needs from the public. Notice was published in the local newspaper.

October 22, 2013: Public Meeting before City Council to approve program year 2014 CDBG and Human Services application process and priorities.

January 30 and February 4, 6, and 11, 2014: CDHSC held public interviews with applicants and developed recommendations.

March 25, 2014: Public Hearing before City Council for CDHSC Report on Funding Recommendations for program year 2014 for CDBG and Human Services Funds.

March 25, 2014: Draft 2014 Action Plan available for public review for a 45-day period. Notice was published in the local newspaper. Copies of the Plan were made available online at www.SantaBarbaraCa.gov, in the Public Library, City Hall, and at the Community Development Department.

All public meetings were noticed as per the Brown Act. Notices included the process to request physical accommodations and/or documents in alternate formats.

In addition to the CDHSC, the City's Neighborhood Improvement Task Force met monthly with the Santa Barbara Neighborhood Advisory Council (NAC). The NAC's role is to develop resident-focus on neighborhood issues. During these meetings, citizens identified and prioritized capital project applications to be submitted for review by the CDHSC.

Finally, the City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan will be made available in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Administration, Housing and Human Services Division at 630 Garden Street, at (805) 564-5461, or estotts@SantaBarbaraCa.gov.

5. Summary of public comments

The following comments were made during the March 25, 2014 public hearing:

Comments will be added after March 25 hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received will be considered.

7. Summary

The City took numerous steps, including public noticing, advertising and holding public meetings, to ensure citizen participation in the development of the 2014 Action Plan.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Santa Barbara	Community Development
CDBG Administrator	Deirdre Randolph/Elizabeth Stotts	Community Development
HOME Administrator	Deirdre Randolph/David Rowell	Community Development

Table 1 – Responsible Agencies

Narrative

The Lead agency is the City of Santa Barbara, Administration, Housing and Human Services Division. Other resources include the Santa Barbara City Housing Authority.

Consolidated Plan Public Contact Information

Elizabeth Stotts, Community Development Programs Specialist, (805) 564-5461, or estotts@santabarbaraca.gov.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation and coordination between public agencies that provide housing resources and assisted-housing providers, as well as private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services. The City actively participates in coordination efforts with service providers.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City is a partner in the Central Coast Collaborative on Homelessness. This countywide collaborative effort will be described in greater detail later in this report.

In addition, one of the roles of the CDHSC is to foster integration, coordination, and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs.

Describe coordination with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A, the City is not a recipient of ESG funds.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A, the City is not a recipient of ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

See Table 2 next page.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
City of Santa Barbara	Other government - Local	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
Housing Authority of Santa Barbara	PHA	Public Housing Needs
County of Santa Barbara	Other government - County	Homelessness Strategy
Aids Housing Santa Barbara	Services-Persons with HIV/AIDS	Non-Homeless Special Needs
Casa Esperanza	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
Domestic Violence Solutions for Santa Barbara County	Services-Victims of Domestic Violence	Homelessness Strategy Homeless Needs - Families with children
Legal Aid Foundation of Santa Barbara County	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing	Homelessness Strategy Non-Homeless Special Needs
New Beginnings Counseling Center	Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Channel Islands YMCA	Services-Children Services-homeless	Homelessness Needs - Unaccompanied youth
Peoples Self Help Housing Corporation	Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
Transition House	Services-homeless	Housing Need Assessment Homeless Needs - Families with children
Willbridge of Santa Barbara, Inc.	Services-homeless	Housing Need Assessment Homeless Needs - Chronically homeless
Women's Economic Ventures	Economic Development Organization	Economic Development

Table 2 – Agencies, groups, organizations who participated

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination

The City's Community Development and Human Services Committee held a Needs Assessment Public Hearing. In addition the committee provided input on community needs as well. This helped establish funding priorities for the 2014 Program Year.

The Housing Authority of the City of Santa Barbara assisted in the development of the Annual Action Plan by providing information on Public Housing Needs and Resident Initiatives. The HACSB also provided proposed activities to help meet the goals identified in the Consolidated Plan. Understanding the needs of the City's local PHA helped the City determine housing priorities for the 2014 Action Plan.

The County of Santa Barbara was consulted on the Continuum of Care grants.

Sarah House Santa Barbara provided information on its program need and proposed services for the year. A Human Services grant will be provided to assist the program.

Casa Esperanza provided information on its program need and proposed services for the year. A CDBG Public Services and City Human Services grant will be provided to assist the program.

Domestic Violence Solutions provided information on its program need and proposed services for the year. A CDBG Public Services grant and City Human Services grant will be provided to assist the program.

Legal Aid Foundation provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

New Beginnings provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

CIYMCA provided information on its program need for both the Noah's Anchorage and Transitional Housing Programs, and proposed services for the year. A CDBG Public Services and City Human Services grant will be provided to assist the programs.

PSHH provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

Transition House provided information on its program need and proposed services for the year. A CDBG Public Services Grant and City Human Services grant will be provided to assist the program.

Willbridge provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

WEV provided information on its program need and proposed services for the year. A CDBG grant will be provided to assist the program.

Identify any Agency Types not consulted and provide rationale for not consulting

All known agencies were consulted in this process. The City makes efforts to consult every entity possible in this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Barbara	Some of the organizations receiving Continuum of Care funds, including Transition House, Domestic Violence Solutions, Willbridge, and Santa Barbara Community Housing Corporation are supported with City CDBG and General funds.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City consulted numerous organizations in the development of this plan, which resulted in funding of various programs that will address the City's Consolidated Plan strategies.

AP-12 Participation - 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As described in the Consultation Section of this report, elements of the 2014 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Efforts to broaden participation included public hearings, noticing in newspapers, and issuing press releases. As a result of this effort, numerous organizations participated in the development of this year's Action Plan.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
Newspaper Ad	Non-targeted/broad community	Notice of the September 24, 2013 needs assessment hearing for development of the Program Year 2014 Action Plan was published.	See results of the public hearing, below.	N/A	N/A
Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	The Community Development and Human Services Committee, many of them active service providers and representatives of the targeted groups, held the hearing and provided input to the City on what the funding priorities should be.	Comments received included: keep funding priorities unchanged as they met the needs the previous year.	All comments received were accepted.	N/A
Public Meeting	Non-targeted/broad community	The public meeting was held before the City Council on October 22, 2013 to hear the funding-priority recommendations of the CDHSC. The meeting was well attended.	Council kept the funding priorities unchanged. Greater emphasis was placed on evaluating the financial health of organizations recommended for funding.	All comments received were accepted.	N/A
Newspaper Ad	Non-targeted/broad	Notice of the availability of CDBG funds was	See results of public interviews below.	N/A	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
	community	published in the local newspaper and on the City's website homepage. A total of 56 funding requests were received.			
Public Meeting	Non-targeted/broad community	Four public interviews were held for all prospective applicants of CDBG and City Human Service funds.	A total of 56 organizations were interviewed presenting their need for funds. As a result 45 organization were funded, of those 3 were funded with CDBG public service funds, 5 construction projects were funded with CDBG and 1 economic development program, all of which are included in this Action Plan.	N/A	N/A
Public Meeting	Non-targeted/broad community	A second Public Meeting will be held before the City Council to present the 2014 Action Plan. This meeting notice was published on the local newspaper and notices were sent to interested parties.	This information will be added after the public hearing is held.	N/A	N/A
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was made soliciting public comment on the draft Program Year 2014 Action Plan.	This information will be added after the public hearing is held.	N/A	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carry out the Plan.

The table on the next page summarizes the federal, state and local resources expected to be made in Program Year 2014 to help address the needs identified in the Five-Year Consolidated Plan. There is a total of \$25,486,834 in federal resources and \$1,523,566 in local resources.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	788,961	425,000	36,987	1,250,948	0	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	384,457	50,000	0	434,457	0	Entitlement allocation plus estimated program income
Continuum of Care	public - federal	Public Services	267,742	0	0	267,742	0	Santa Barbara County and non-profit agency funds.
General Fund	public - local	Public Services	573,566	0	0	573,566	0	General Funds provided by the City of Santa Barbara to non-profit agencies and Rental Housing Mediation.
Public Housing Capital Fund	public - federal	Multifamily rental rehab	593,895	0	0	593,895	0	City of Santa Barbara Housing Authority Funds
Section 8	public - federal	Other - Sect. 8 Vouchers	22,939,792	0	0	22,939,792	0	Housing Authority Funds
Other	private	Economic	900,000	0	0	900,000	0	Private Bank

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Development						funds for WEV Loan Fund.
Other	public - local	Other – Rental Housing Mediation Task Force	8,000	0	0	8,000	0	City of Carpinteria funds for Rental Housing Mediation.
Other	public - local	Other – Rental Housing Mediation Task Force	17,000	0	0	17,000	0	City of Goleta funds for Rental Housing Mediation.
Other	public - local	Other – Rental Housing Mediation Task Force	25,000	0	0	25,000		Santa Barbara County funds for Rental Housing Mediation.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds play a crucial role in implementing the Action Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community.

Agencies receiving CDBG and HOME funds use those funds to get a commitment from other funding sources and increase their stakeholders. This encourages collaboration and partnerships between agencies and enhances the level of services agencies are able to provide low and moderate-income residents.

Leveraging federal funds enables agencies to be more competitive and have a higher success rate. They can build a base of private financial support and increase sustainability by bringing on partners who will have an incentive to continue supporting the agency after the federally-funded grant period ends.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

n/a

Discussion

Expected resources include local public and private funds that will be used to support programs included in this Action Plan. Not every program identified in this Plan is an AP-35 project, but are included in this document to show the City's, and its partners', overall efforts to achieve the City's Consolidated Plan goals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
DH 1 Availability/Accessibility of Decent Housing	2010	2014	Affordable Housing Public Housing Homeless Non- Homeless Special Needs	City of Santa Barbara	Affordable Housing	CDBG: \$26,890 General Fund: \$167,670 Public Housing Capital Fund: \$593,895 Other: \$50,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit Other: 3 Other
DH 2 Affordability / Providing Decent Housing	2010	2014	Affordable Housing Public Housing Homeless Non- Homeless Special Needs	City of Santa Barbara	Affordable Housing Homeless	CDBG: \$385,000 HOME: \$346,011 HOME PI: 50,000 Section 8: \$22,939,792	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Tenant-based rental assistance / Rapid

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							Rehousing: 80 Households Assisted
SL 1 Availability of Suitable Living Environment	2010	2014	Homeless Non-Homeless Special Needs	City of Santa Barbara	Homeless Non-Homeless Special Needs	CDBG: \$118,344 Continuum of Care: \$267,742 General Fund: \$405,896	Public service activities other than Low/Moderate Income Housing Benefit: 1815 Persons Assisted
SL 3 Sustainability / Suitable Living Environment	2010	2014	Non-Housing Community Development	City of Santa Barbara	Non-Housing Community Development	CDBG: \$432,312	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,798 Persons Assisted
EO 2 Affordability/Economic Opportunity	2010	2014	Non-Housing Community Development Economic Development	City of Santa Barbara	Non-Housing Community Development	CDBG: \$62,500 Private Banks: \$900,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Businesses assisted: 3 Businesses Assisted

Table 6 – Goals Summary

Narrative:**DH-1 CDBG/HOME Entitlement/Repayment Funded Activities:**

DH-1.1 Home Rehabilitation Loan Program Single Unit - As needed, provide emergency rehabilitation of one substandard single-family unit located in census tracts 8.01, 8.04, 9, 10, 11.02 and 12.06 where large numbers of low income, minority and persons with disabilities reside. Urgent repair that could eliminate hazards to health and safety is the priority of the program. Lead-based paint abatement is a

component of the program and every unit rehabilitated will be tested. Elimination or encapsulation remedies are implemented if lead is detected.

At the time the City's 2010-2014 Consolidated Plan was submitted in May 2010, the estimated five-year goals set for the HRLP Single-Unit program were based upon the program's previous five-year performance. However, due to the decline in demand and activity for this program and the retirement of the program's only employee, the determination was made to have a gradual phase out of this program. It is estimated that one unit will be rehabilitated per year, if the City receives an urgent health and safety rehabilitation request.

DH-1.2 Fair Housing/Discrimination Program will respond to three inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. This program helps eliminate barriers to housing and prevent homelessness, especially for minorities as well as small and large families who rent their housing.

Non CDBG/HOME Funded DH-1 Activities:

1. The City's Housing Authority will renovate approximately 300 existing units occupied by low-income seniors, disabled persons and families under its Non-HUD/Locally Owned/Managed program and undertake several development improvements at various Public Housing sites, such as parking lot slurry, exterior paint, sidewalk repairs, roofing, and door replacements.
2. Legal Aid Foundation will provide legal services for 450 low-income households residing in the low-income census tracts who need legal assistance in elder law, family law, public benefits and housing (uninhabitable units, eviction, unlawful detainer, etc.).
3. Rental Housing Mediation Task Force will assist up to 1,400 clients for any person in a rental housing situation to prevent the possibility of displacement/ homelessness. This program serves many low and very low-income renter households.

Total outcome indicators only include CDBG / HOME funded activities.

DH-2 CDBG/HOME Entitlement/Repayment Funded Activities:

DH-2.1 The City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will facilitate the rehabilitation of 20 low-income rental units during the program year. Preservation, energy efficiency and health and safety hazards are the main priorities of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. Program income generated by rehabilitation loan repayments is used for HRLP.

DH-2.2 Due to a significant decrease in HOME entitlement, to the extent possible, new affordable housing acquisition and rehabilitation funds will be used to help acquire and rehabilitate 2 low-income and/or owner housing units.

DH-2.3 Due to a significant decrease in HOME entitlement, to the extent possible, new affordable housing construction funds will assist in the development or construction of 3 low-income rental or homeowner housing units.

DH-2.4 HOME program income will provide security deposit assistance to assist persons in securing permanent rental housing.

DH-2.5 HOME Tenant-Based Rental Assistance program will provide rental assistance to homeless and special needs persons in order to secure permanent rental housing.

Non CDBG/HOME-Funded DH-2 Activities

1. The City Housing Authority will provide 2,366 Section 8 Housing Choice Rental Vouchers to very low-income persons/families who are City residents as well as 100 units of assistance under the Shelter Plus Care Program. Both Programs are anticipated to be fully utilized at 100% occupancy during the City's Fiscal Year.

Total outcome indicators only include CDBG / HOME funded activities.

SL- 1 CDBG/HOME Entitlement/Repayment Funded Activities:

SL-1.1 Casa Esperanza plans to provide Day Center services to 960 clients. Day Center services are provided to any sheltered homeless person in a sobriety-based environment. These services include hot lunches, hygiene support, medical care and social services.

SL-1.3 Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 140 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

SL-1.4 Transition House Comprehensive Services will provide 375 homeless families with emergency shelter, transitional housing, meals, childcare, money-management assistance and job assistance at their three-stage housing program.

Non CDBG/HOME-funded Activities include prevention, emergency, transitional and permanent supportive housing programs funded with City General Funds. Note: SL-1.2 Noah's Anchorage is no longer funded with CDBG funds, due to reduction in CDBG entitlement amount. Program is now funded through City General Funds.

Total outcome indicators only include CDBG / HOME funded activities.

SL-3 CDBG/HOME Entitlement/Repayment Funded Activities:

SL-3.1 City of Santa Barbara Target Area Neighborhood Improvement Program will:

1. Install ADA-compliant access ramps at priority intersections on Voluntario Street on the Eastside neighborhood.
3. Make ADA accessibility improvements at the Westside Community Center restrooms.

SL-3.2 Girls Incorporated will rehabilitate the Ortega Street center's restroom, which hasn't been rehabilitated since 1966, in order to provide improved facilities for disadvantaged girls attending the center's after-school and summer programs.

SL-3.3 Santa Barbara Neighborhood Clinics will replace the roof of the Westside Clinic which provides medical services to low income persons.

Total outcome indicators only include CDBG funded activities.

EO-2 CDBG Entitlement/Repayment Funded Activities:

EO-2.1 Community Development Loan Fund will be operated by Women's Economic Ventures. Approximately three small business loans will be made to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish the revolving loan fund.

EO-2.2 In addition, WEV will provide Self Employment Training Program scholarships to up to 25, as funds allow, to low-moderate income persons to assist them to establish, stabilize, or expand their micro-enterprise businesses.

Total outcome indicators only include CDBG funded activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The number of affordable housing units that will be provided is 106 during the annual action plan year.

Projects

AP-35 Projects

Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs operated citywide are noted. The majority of the projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Casa Esperanza Homeless Center SL-1.1	City of Santa Barbara	SL 1 Availability of Suitable Living Environment	Homeless	CDBG: \$51,000
Domestic Violence Solutions Emergency Shelter SL-1.3	City of Santa Barbara	SL 1 Availability of Suitable Living Environment	Homeless	CDBG: \$24,344
Transition House SL-1.4	City of Santa Barbara	SL 1 Availability of Suitable Living Environment	Homeless	CDBG: \$43,000
Housing Rehabilitation Loan Program Single Unit DH-1.1	City of Santa Barbara	DH 1 Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$15,000
Fair Housing Program DH-1.2	City of Santa Barbara	DH 1 Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$11,890
Housing Rehabilitation Loan Program (Multi Unit) DH-2.1	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Affordable Housing	CDBG: \$385,000 HOME: \$26,264
HOME Acquisition and/or Rehabilitation DH-2.2	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Affordable Housing	HOME: \$144,747
HOME Acquisition/New Housing Construction DH-2.3	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Affordable Housing	HOME: \$100,000
HOME Security Deposit Assistance DH-2.4	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Homeless	HOME: \$50,000
HOME Tenant Based Rental Assistance DH-2.5	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Affordable Housing Homeless	HOME: \$75,000
City Neighborhood Improvement Task Force SL-3.1	City of Santa Barbara	SL 3 Sustainability / Suitable Living Environment	Non-Housing Community Development	CDBG: \$383,027
Girls Inc. Center Restroom Rehab SL-3.2	City of Santa Barbara	SL 3 Sustainability / Suitable Living Environment	Non-Housing Community Development	CDBG: \$33,653
SB Neighborhood Clinics SL-3.3	City of Santa	SL 3 Sustainability / Suitable Living Environment	Non-Housing Community	CDBG: \$15,632

	Barbara		Development	
Women's Economic Ventures Loan Fund EO-2.1	City of Santa Barbara	EO 2 Affordability/ Economic Opportunity	Non-Housing Community Development	CDBG: \$25,000
Women's Economic Ventures Self Employment Training EO-2.2	City of Santa Barbara	EO 2 Affordability/ Economic Opportunity	Non-Housing Community Development	CDBG: \$37,500
CDBG Administration	City of Santa Barbara	EO 2 Affordability/ Economic Opportunity	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$225,902
HOME Administration	City of Santa Barbara	DH 2 Affordability / Providing Decent Housing	Affordable Housing Homeless	HOME: \$38,446

Table 7 – Project Summary

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels identified are 1) extremely low-income; 2) very low-income, and; 3) low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

Some of the non-housing community development needs found in HUD Table 2B of the previously submitted written hard-copy version of the 2010-14 Consolidated Plan are also addressed in the priorities. These needs were included based on public input to have these needs met immediately and

based on the analysis of impediments to fair housing choice. The study of fair housing planning was conducted as an integral part of the Consolidated/Action Plan development.

Obstacles to Meeting Underserved Needs

The Consolidated Plan identifies several obstacles in meeting underserved needs. Those can be found under the General Priority Needs Analysis and Strategies section, pages 56-57 of the written Consolidated Plan. The major obstacles include the high and sustained demand for public services, as well as the lack of funding.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area of the jurisdiction is described in detail in the Community Profile section of the City's written Consolidated Plan starting on page 7 and on the Geographic priorities section of the 2013 Action Plan. The City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (census tracts 8.01, 8.04, 9, 10, 11.02 and 12.06). These areas are also areas of racial/minority concentration.

Geographic Distribution

Target Area	Percentage of Funds
City of Santa Barbara	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

Discussion

As stated above, the City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (census tracts 8.01, 8.04, 9, 10, 11.02 and 12.06). These areas are also areas of racial/minority concentration.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The City's efforts to provide access to affordable housing are described in the Annual Goals and Objectives section of this Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	26
Special-Needs	0
Total	106

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	80
The Production of New Units	3
Rehab of Existing Units	21
Acquisition of Existing Units	2
Total	106

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The description of the activities is found in the Annual Goals and Objectives section of this report.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority of the City of Santa Barbara is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority's Commission is appointed by the City Council. The Housing Authority continues to operate a Resident Services Department which works with Housing Authority tenants to address their needs with respect to self-sufficiency, coordination of job training, educational efforts, youth activities, and home ownership counseling. Improved management and operation by the Housing Authority has begun and will continue as new ideas are developed into work plans. The Resident Services department seeks federal, state and local grant funding annually in order to facilitate the delivery of these services and activities. Additionally, an affiliate non-profit, 2nd Story Associates, has been formed to seek additional funding opportunities for resident services programs.

Actions planned during the next year to address the needs to public housing

The needs of public housing are addressed in the Public and Assisted Housing section of the Consolidated Plan. In addition, the Housing Authority's Five-Year Action Plan, for the period of April 1, 2014 through March 31, 2019 examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. In the next few years, the Housing Authority will be repositioning all of its Public Housing properties through HUD's Rental Assistance Demonstration (RAD) program. Once out of the public housing program, the developments will be eligible for private (and other) funding for much needed rehabilitation (that is no longer available through HUD). The 316 Public Housing units will be repositioned from the Federal Public Housing platform to a more stable Housing Choice Voucher funding platform and will remain affordable at the existing rent and income levels under which the current residents reside. The Housing Authority continues to be rated a "HIGH PERFORMER" under HUD's management tool known as the Public Housing Assessment System (PHAS). This is a rating system that targets program delivery, management operations in general and the physical condition of our public housing units.

The City of Santa Barbara's actions to address the needs of Public Housing are included in Objectives DH-1 and DH-2.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). This program is designed to assist Section 8 participants and public housing tenants in setting goals and moving towards economic self-sufficiency. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. To date, two-hundred-twenty-eight (228) families have graduated from the Family Self-Sufficiency program; eighty-four (84) of which are off of all forms of housing assistance, and forty-three (43) of which are first-time homeowners.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A. The Housing Authority of the City of Santa Barbara is a “High Performer” under the Section 8 Management Assessment Program and the Public Housing Assessment System.

Discussion

The Housing Authority of the City of Santa Barbara takes necessary steps to address the needs to public housing and encourages public housing residents to become more involved in management and participate in homeownership.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The City's goal is to have a seamless continuum of care for the homeless. The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City partnered with the County, the Housing Authority and other stakeholders in a “Collective Impact” model for coordinating existing homeless housing and service providers under a new organization that will improve outcomes. This model, implemented in January 2013, merged Common Ground Santa Barbara, a collaborative effort of community members from the non-profit, governmental, business and faith communities, and Bringing Our Community Home, the countywide Ten-Year Plan to End Chronic Homelessness.

The collaborative contains the following components:

1. Policy Council - made up of elected officials countywide, is responsible for setting policy, determining priorities and facilitating strategic solutions.
2. Coordination Committee - made up of representatives of government and nonprofit-community service providers, provides direction and oversight consistent with the direction of the Policy Council. The Executive Oversight Committee is a subset of the Coordination Committee that includes senior executive-level leaders from participating government, health care, mental health and substance abuse treatment, housing and shelter service providers.
3. Implementation Committee - contains two working groups: Housing, Shelter and Treatment Workgroup and the Community Action Workgroup. Membership of these two groups consists of direct-service providers from the public and non-profit sectors, who are the backbone of current efforts to reduce homelessness.
4. Homeless Coordinator - provides staff support to the Coordinating Committee, outreach to the community, and interface on a daily basis with the Implementation Committees, and will conduct

performance evaluation. The facilitator, reports to the Executive Committee, and is anticipated to serve on a contract basis under a community non-profit.

In addition to being a participant, the City of Santa Barbara committed \$75,000 toward this effort.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has and will continue to address temporary emergency shelter and transitional housing needs of homeless persons and families through support of homeless programs such as: Inclement Weather Emergency Homeless Shelter for emergency shelter during the harsh winter months; Casa Esperanza for emergency medical beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; Sarah House for full supportive services in a complete care residential home for special needs persons with HIV/AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth; Freedom Warming Centers for additionally needed emergency shelter during harsh winter-weather events; and WillBridge for temporary shelter as an alternative to incarceration for homeless persons with mental illness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City helps homeless persons make a transition to permanent housing through supportive programs.

This is achieved by supporting the operation of a 70-bed transitional homeless facility operated by Transition House. This facility offers a full range of homeless transitional services (housing, jobs, medical, and child day care). People who graduate from this program can go to the "Fire House" where they continue learning life skills, such as budgeting, and save for first and security deposits for permanent housing. Transition House also owns 26 affordable apartment units to which families can apply as the next transitional step. Families can reside for up to two years in these apartments where they work to obtain an income level that will allow the family to afford market rate housing.

The City is also supporting the Domestic Violence Solutions Second Stage Program that provides transitional housing for battered women and their children for up to 18 months, the Hotel de Riviera that houses dual-diagnosed homeless persons and transitions them into permanent housing and St. Vincent's PATHS program that provides transitional housing and supportive services for women with children to help them move from welfare to work and self-sufficiency.

Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller for childcare, the

Community Kitchen for meals and S.B. Neighborhood Clinics for dental care for the homeless are funded by the City of Santa Barbara.

Other programs in the community that help people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program, Casa Serena and the Rescue Mission. The Housing Authority of the City of Santa Barbara also provides permanent housing for those transitioning from homelessness. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supports applications for McKinney Supportive Housing and Emergency Solutions Grant funds.

The City supports organizations that provide permanent supportive housing including the New Faulding Hotel for individuals, and other programs through the Housing Rehabilitation Loan Program (identified in objective DH-2) and the Affordable Housing Program (identified in objective DH-2).

Assisted entities include the Community Housing Corporation for individuals, People's Self-Help Housing Corporation for families, Mental Health Association for mentally ill individuals, and Housing Authority for homeless individuals (including chronic homeless).

Outreach and assessment is conducted by each individual program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program (multi-unit), the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, and People's Self-Help Housing, all have substantial programs to assist in homeless prevention. Channel Islands YMCA provides youth aging-out of foster care and living at Artisan Court with supportive housing services to reduce the incidence of homelessness among this group.

Transition House developed a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People's Self-Help Housing provides social services to low-income residents of their housing programs to help prevent them from becoming homeless. Casa Esperanza's Jail Discharge Programs works with homeless individuals being released from jail to try to get them into services or housing programs.

The Housing Rehabilitation Loan Program (multi-unit) rehabilitates substandard multi-family buildings to prevent homelessness. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates any problem for any person in a rental housing situation to prevent the possibility of displacement/homelessness. Fair Housing Enforcement Program investigates reported cases of housing

discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers.

DRAFT

Discussion

As discussed above, the City's goal is to have a seamless continuum of care for the homeless. The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community.

AP-75 Barriers to affordable housing - 91.220(j)

Introduction

Government regulation, while a necessary and inevitable activity, can have a limiting effect on attempts to provide affordable housing. This section identifies those public policies, rules, and regulations which have a negative impact on the availability of affordable housing. It outlines actions to remove or ameliorate those negative effects. Identified obstacles are: High market price for homes and rentals, low vacancy rates, limited available land, age of housing stock, high construction standards, zoning, decline in housing funds, NIMBY/exclusivity, and locational factors.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

High Market Price - Low and moderate-income persons/families may benefit from previous development subsidies and/or incentives to enable them to afford to purchase a home at below-market prices. Through the use of resale controls, subsidized units will continue to be available to low and moderate income persons for many years.

Low Vacancy Rates in Low Cost Units - Multi-family projects may be assisted through HOME entitlement funds or the Redevelopment Successor-Agency housing subsidies (if available) to assist in the purchase or development of multi-family structures so that rents can be lowered, more units are available to reduce vacancy rates or more units may be rented through Section 8.

Limited Land Available - The City will continue to encourage infill projects where possible and appropriate.

Age of Housing Stock - The City will continue to operate the Housing Rehabilitation Loan Program on an as needed, emergency basis for single family units and as funds allow for multi-unit properties.

High Construction Standards - The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code to ensure housing units are built to specified standards. In order to help keep down housing costs, the City will consider lowering standards, as has already been done for parking requirements for seniors and minimum unit size for supportive housing.

Zoning - Since the City's zoning ordinance allows for mixed use of land in several residential neighborhoods many residential areas could slowly be converted to commercial use. The Land Use

Element allows increased residential densities in some commercial zones (up to 36 density units/acre) and multi-family zones (up to 27 density units/acre). In addition, the Priority Housing Overlay allows up to 63 density units/acre in select areas of the City. The increased densities serve to encourage compact housing to support the production of affordable housing. However, higher density does not necessarily result in lower-priced units, as the housing market determines the price at which a unit will sell.

Decline in Sources of Housing Funds - Changes in the tax laws, in addition to a decline in federal and state programs that provide funding for affordable housing have limited the amount of assistance available for housing activities. The City will attempt to expand sources of housing funds through new and innovative programs and will support tax law changes.

NIMBY/exclusivity, and locational factors - The City will continue to allow higher densities to make affordable housing feasible, while also continuing to require high standards of construction and complementary design to fit projects into established neighborhoods scattered throughout the community. The City will continue to discourage any clustering of affordable projects in particular neighborhoods.

Discussion

The City of Santa Barbara continues its efforts to address barriers to affordable housing.

AP-85 Other Actions - 91.220(k)

Introduction

The City of Santa Barbara undertakes the actions listed below.

Actions planned to address obstacles to meeting underserved needs

The 2010-14 Consolidated Plan identifies several obstacles in meeting underserved needs. Those can be found under the General Priority Needs Analysis and Strategies section on pages 56-57. The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described in this Action Plan in order to make the most use of the City's available resources.

Actions planned to foster and maintain affordable housing

The City's efforts to foster and maintain affordable housing are identified in the Annual Affordable Housing Goals section of this Plan.

Actions planned to reduce lead-based paint hazards

The following actions will be undertaken to evaluate and reduce lead-based paint hazards.

1. The City HRLP will test for lead-based paint hazards whenever a housing unit is being evaluated on rehabilitation needs.

2. If lead-based paint is found to be a hazard, necessary risk reduction will be discussed with the unit/project's owner.
3. Where lead-based paint is determined to constitute a hazard CDBG funds will be used to reduce or eliminate the hazard.
4. The City maintains informational brochures on the dangers of lead-based paint.

Actions planned to reduce the number of poverty-level families

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

The City's goal in this regard is to ensure that supported programs provide that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

Another City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang-related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

Actions planned to develop institutional structure

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

In addition, the City participates in the Central Coast Collaborative on Homelessness (C3H) described earlier in this report. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City. The Housing Authority Commissioners are appointed by the Mayor and confirmed by the City Council. The City works closely with the Housing Authority in developing and maintaining Housing Authority rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Public institutions (City and County) are continuing to streamline the regulations for development. Banks and savings institutions have continued to assist community programs as part of meeting their obligations under the Community Reinvestment Act (CRA). The banks are enhancing their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures and serving on the Community Development Human Services Committee.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

As stated above, in an effort to enhance coordination, the City participates in the Central Coast Collaborative (C3H).

In addition, one of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

Discussion

The City of Santa Barbara continues its efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing, to reduce lead-based paint hazards, reduce families in poverty, develop institutional structures, and to enhance the coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements- 91.220(I)(1,2,4)

Introduction

The City undertakes the following Program Specific Requirements.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220.(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	400,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	400,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220.(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The City only invests HOME funds in a manner consistent with the forms of assistance specified in 24 CFR 92.205(b). These have included interest-bearing loans, deferred payment loans, or grants. The majority of assistance comes in the form of deferred payment loans.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City proposes to use HOME funds for homebuyer activities. Written agreements between the City, developer and individual homebuyer recorded on the property will include requirements consistent with the HOME Final Rule. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership

housing exists in any area of the City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following guidelines:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence
3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
4. Unit will remain affordable to a range of low-income household buyers
5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 45 years. If the property is sold before the initial 45-year term has expired, then the new buyer signs a new 45-year covenant. (In no event will the term extend more than 90 years from the date of initial occupancy of the affordable unit).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City follows the Resale provisions per the HOME Final Rule as described in the Homebuyer Activities Section above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City currently has no plans to use HOME funds to refinance existing debt.

Discussion

The City of Santa Barbara meets the program specific requirements as outlined above.